

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JUNE 14, 2018 at 5:30 P.M.
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, Building Commissioner, City Architect

2. Approve the minutes of the May 10, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the May 10, 2018 Meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The following statement is read prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. Anyone else wishing to address the board from the public is asked to follow the same procedure, when public comment is opened for each project.

Items 9 and 20 were Summary Approved at the pre-review meeting on June 7, 2018. A motion and a second are needed for approval.

**SUMMARY APPROVED
SIGN REVIEW**

9. Docket No. 05-62-18

13427 Madison Avenue
EuroGyro

- () Approve
() Deny
() Defer

Eyad Ali and Steve Foster
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

Applicant proposes LED face-lit cloud signs for Madison Avenue and Elbur Avenue signboards. This item was deferred from the May meeting. (Page 18)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

20. Docket No. 06-74-18

1600 West 117th Street
Aldi

- () Approve
() Deny
() Defer

Olivia Pridemore
Advanced Sign & Lighting
8603 Euclid-Chardon Road
Kirtland, Ohio 44094

Applicant proposes the installation of two wall cabinets and a double-faced monument cabinet. (Page 72)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. Docket No. 05-50-18 R 1277 Clifton Prado

() Approve Tylon Hilt
() Deny 6562 Big Creek Parkway
() Defer Cleveland, Ohio 44130

The applicant requests the review and approval of a two story front porch rebuild. This item was deferred from the May meeting. (Page 6)

Mr. Harnocz informed the members of the applicant's request for a deferral until the meeting in July.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the July 12, 2018 meeting. All of the members voting yea, the motion passed.

5.	Docket No. 05-52-18	C	16900/16906 Detroit Avenue and 1386/1376 Edwards Avenue Lakewood Beer Garden and Food Truck Park
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() Approve	Greg Ernst
() Deny	AoDK, Inc.
() Defer	17306 Madison Avenue Lakewood, Ohio 44107

Applicant proposes to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. This item was deferred from the May meeting. (Page 8)

Mr. Harnocz informed the members of the applicant's request for a deferral until the meeting in July.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the July 12, 2018 meeting. All of the members voting yea, the motion passed.

Items 6 and 7 are called together – same business

ARCHITECTURAL BOARD OF REVIEW

6. Docket No. 05-53-18 - A C 18225 Sloane Avenue
 Brownstone

() Approve
() Deny
() Defer

Vince Dilonno
Blink Signs
1925 St. Clair Avenue
Cleveland, Ohio 44114

Applicant proposes installation of awning with non-illuminated sign or non-illuminated wall sign attached flush mount to the building. This item was deferred from the May meeting. (Page 10)

SIGN REVIEW

7. Docket No. 05-53-18 - S 18225 Sloane Avenue

Brownstone

- () Approve
- () Deny
- () Defer

Vince Dilonno
Blink Signs
1925 St. Clair Avenue
Cleveland, Ohio 44114

Applicant proposes new signage for an existing business. This item was deferred from the May meeting. (Page 10)

Vince Dilonno, Blink Sign, applicant was present to explain the request.

Discussion was about the design/location of the second “O”/monster caricature/logo within the business name.

Public comment was closed. Administrative staff agreed with the solution as proposed by the members and applicant. The members asked for clarification regarding the wood paneling/awning.

A motion was made by M. Robar, seconded by Ms. Haney to **APPROVE** the request (Docket No. 05-53-18 - A and Docket No. 05-53-18 – S) with the following condition:

- Second “O” should also be backlit aluminum. Internally illuminated caricature should be inside of the aluminum “O”

All of the members voting yea, the motion passed.

8. Docket No. 05-56-18

**12400 Detroit Avenue
Mattress 4 Less**

- () Approve
- () Deny
- () Defer

Sami Suleiman
Mattress 4 Less
12400 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes the installation of illuminated LED channel letters mounted to aluminum raceway. This item was deferred from the May meeting. (Page 16)

Sami Suleiman, Mattress 4 Less, applicant was present to explain the request.

Mr. Harnocz reminded the members of last month’s discussion about placement and color of the sign. The members discussed refinement of placement of the sign – the “S” in “Less” was in line with the window frame of the far, east window. Having driven past the store prior to the meeting, the members noted the color of the awnings was lighter in reality than in the photographs. Administrative staff agreed with the members’ decision regarding the color of the awnings and asked about the color of the returns. It was decided the returns would be painted black.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- All of the returns on the sign are painted black.
- The alignment of the right-hand side is in line with the window and awning.

All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

10. Docket No. 06-67-18

R 2063 Lakeland Avenue

- () Approve
- () Deny
- () Defer

George Wilburn
K&G Construction
17800 Lakewood Heights Boulevard
Lakewood, Ohio 44107

City agreed that this proposal accomplishes this goal. The rehab of the Vedda building would further define the east end of Detroit Avenue. Discussion commenced about redundancy of the college name/logo being displayed on the west/side and south/front facades and suggested the modification of the sign on the western exposure.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** with the following conditions:

- Omit the red text from the side panel.
- Center the logo on the side panel.

All of the members voting yea, the motion passed.

17. **Docket No. 06-71-18**

**12518 Detroit Avenue
Olympus Tattoo Studio**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Bill Johenning
2052 Carabel Avenue
Lakewood, Ohio 44107

Applicant proposes signage in the window and sign board for a new business. (Page 55)

Bill Johenning, Olympus Tattoo Studio, applicant and business owner was present to explain the request.

The members liked the choice of font and the use of one inch PVC added dimension to the letters. Public comment was closed. Administrative staff supported the revisions.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the request. All of the members voting yea, the motion passed.

19. **Docket No. 06-73-18**

**12120 Madison Avenue
Pipe Dreams, LLC**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Micah Schlauch
Pipe Dreams, LLC
12120 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes signage for a new business; dimensions are the same as the current signage. (Page 63)

Micah Schlauch, Pipe Dreams, LLC, applicant was present to explain the request.

The members said the blue border added definition to the signs. Public comment was closed. Administrative staff supported the application.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

21. **Docket No. 06-79-18**

**14312 Detroit Avenue
Westerly Apartments**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Brian Grambort
Hiti, DiFrancesco and Siebold, Inc.
1939 West 25th Street, Suite 300
Cleveland, Ohio 44113

Applicant proposes new electronic ground sign to replace existing. (Page 80)

Brian Grambort, Hiti, DiFrancesco and Siebold, Inc., applicant was present to explain the request.

The members liked the submission and confirmed the letters color would be monochromatic. Public comment was closed. Administrative staff supported the application.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

22. **Docket No. 06-77-18**

**14801 Detroit Avenue
Area Temps**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Katie Puleo
Akers Identity, LLC
4150 Belden Village St NW, #503
Kirtland, Ohio 44094

Applicant proposes the replacement of existing signage with new channel letters mounted to raceways. (Page 90)

Branden Spinks, Area Temps representative was present to explain the request.

The members liked the burgundy color which matched the window graphics, sought confirmation there was no exposed conduit, and asked that the two raceways be painted to match the backer panel. Public comment was closed. Administrative staff supported the application as revised.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

23. **Docket No. 06-78-18**

**13702 Madison Avenue
Gentner Wellness**

- ☐ Approve
- ☐ Deny
- ☐ Defer

John and Judy Gentner
Gentner Chiropractic & Wellness, LLC
13708 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes signage in the sign board for a new business. (Page 97)

Dr. John Gentner, Gentner Chiropractic & Wellness, LLC, applicant was present to explain the request. Design revisions were distributed to the members.

The members discussed the design and center seam. Administrative staff supported the revisions.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** Option 3 with the following condition:

- There is no center seam in the sign panel.

All of the members voting yea, the motion passed.

18. **Docket No. 06-72-18**

**16004 Detroit Avenue
Alliance Insurance Agency**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Petri Spirollari
Alliance Insurance Agency
16004 Detroit Avenue, Suite 3
Lakewood, Ohio 44107

Applicant proposes a blade sign for a second floor business. (Page 60)

Neither the applicant nor representative was present.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the July 12, 2018 meeting. All of the members voting yea, the motion passed.

The members and administrative staff decided to discuss the submission before adjourning the meeting; they supported the revision.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **REVOKE** the deferral. All of the members voting yea, the motion passed.

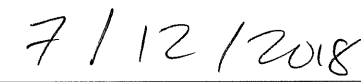
Pending any legal issues about a vote in the absence of the applicant, a motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

- ❖ Kris Basho, Alliance Insurance Agency, applicant arrived after the vote for approval and was asked about lighting. If lighting was added at a later date, the applicant was to contact administrative staff for approval.

ADJOURN

A motion was made by Mr. Robar, seconded by Ms. Haney to **ADJOURN** at 9:04 p.m. All of the members voting yea, the motion passed.


Signature _____
for Chairman


Date _____



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Vince D'Ignazio Blink Signs

[Signature]

2. Sami Sukman

3. Shad & uncles

1505 Bann Rd

4. Thomas R. Simare

2208 Atkins Ave

5. Stacy & Mike Zelin

1818 18th St

6. Julie Feighan

9 M Fisher

7. Patrick Melnick

91724 Detroit Ave.

8. Bill Johnenning

[Signature]

9. Mical Schlauch

12120 Madison Ave

10. BRIAN GRAMBERT

1602 ARTHUR

11. Brandon Spivey

Brick Road

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, June 14, 2018



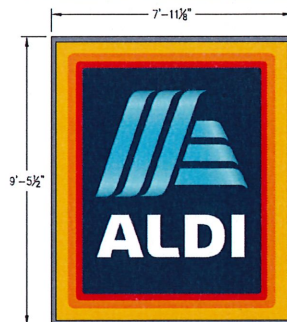
Architectural Board of Review
June 14, 2018

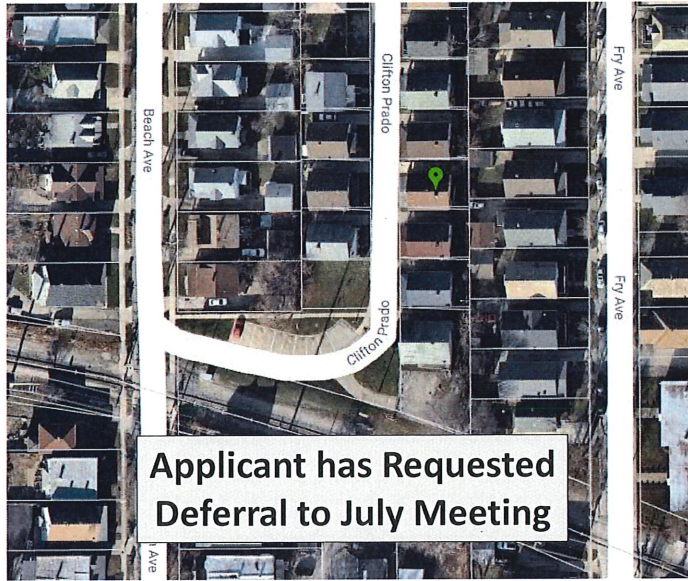
Summary Approval:

13427 Madison Ave
EuroGyro
Condition: Center sign over
storefront opening



1600 W 117th Street
Aldi





**Applicant has Requested
Deferral to July Meeting**



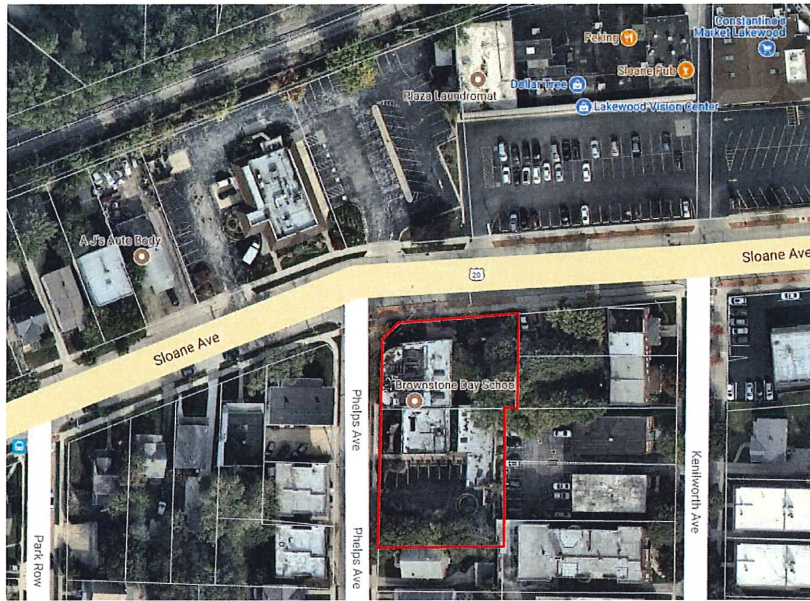
1277 Clifton Prado



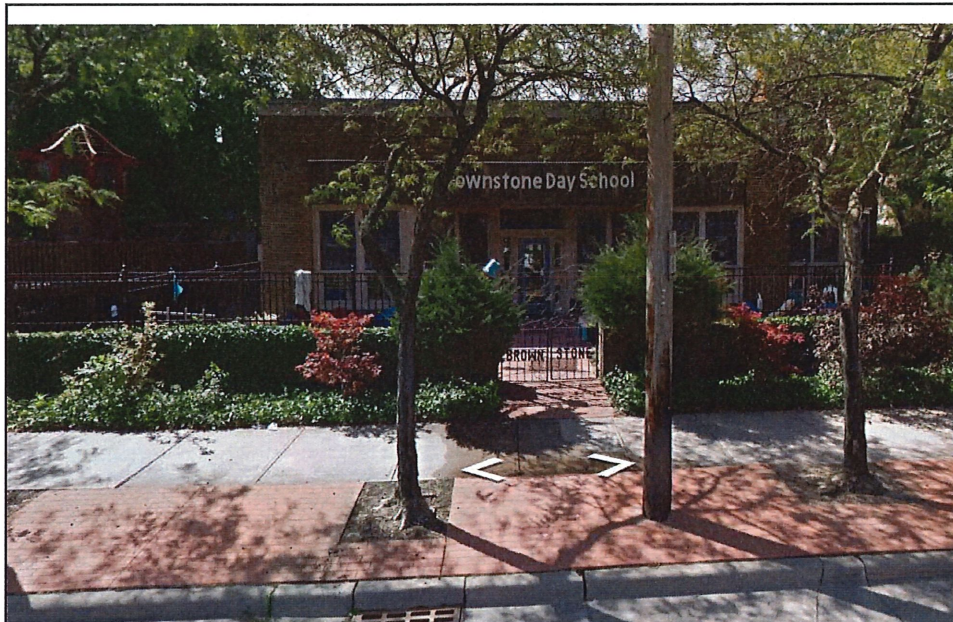
**Applicant has Requested
Deferral to July Meeting**



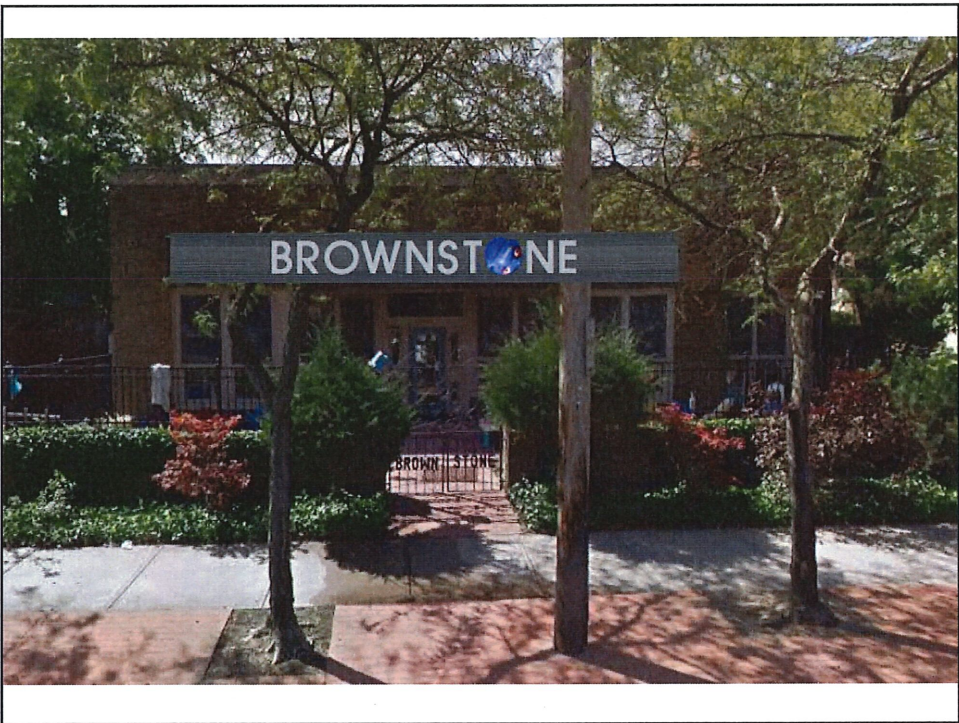
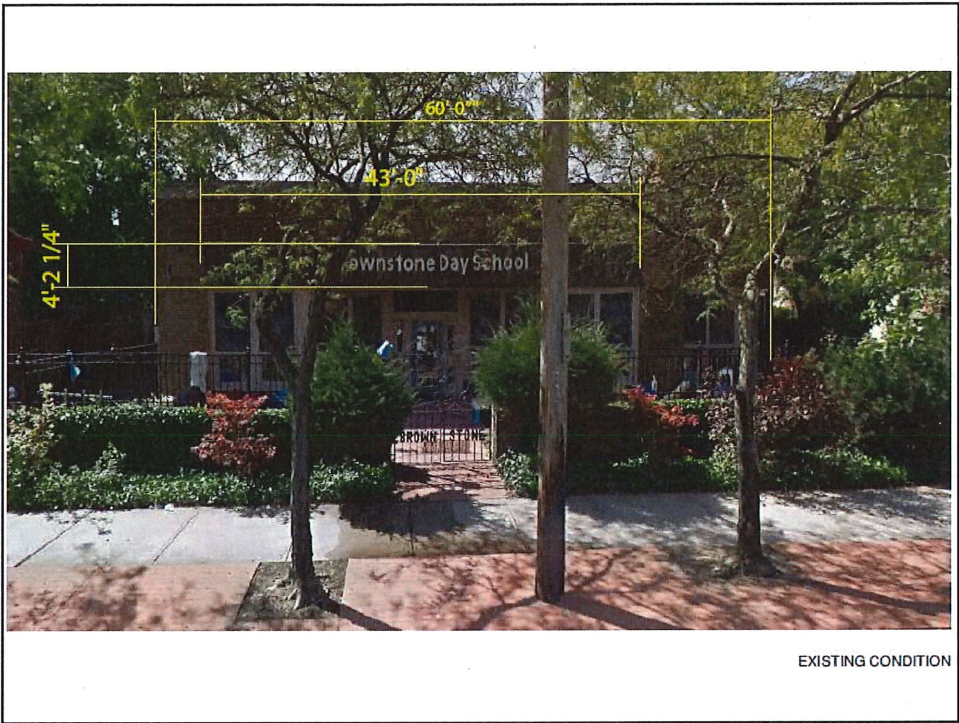
**16900 Detroit Ave
Lakewood Beer Garden**

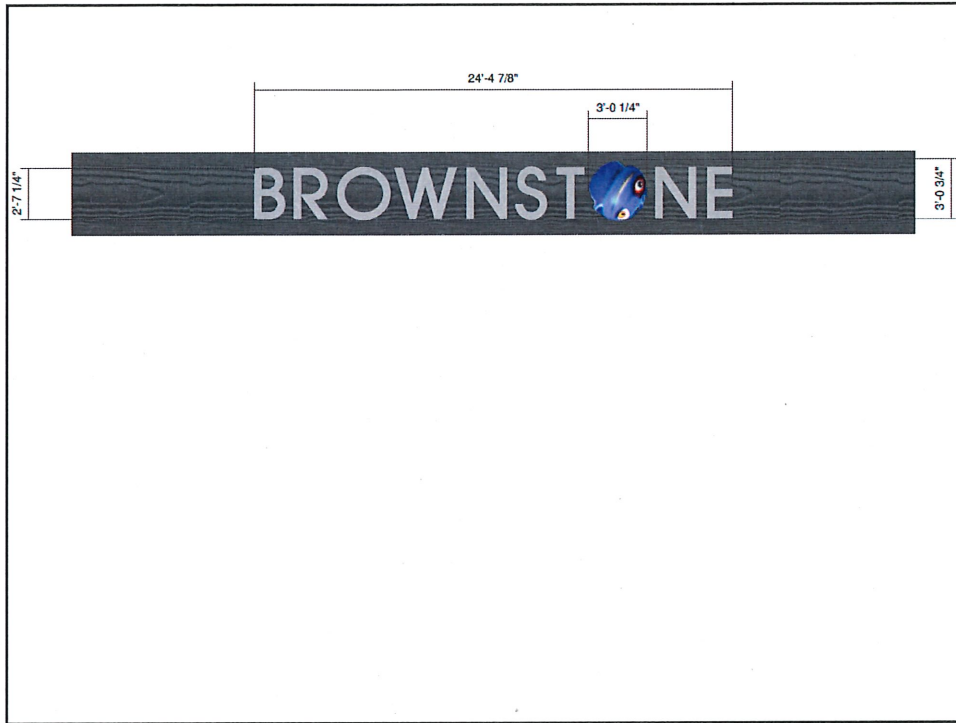


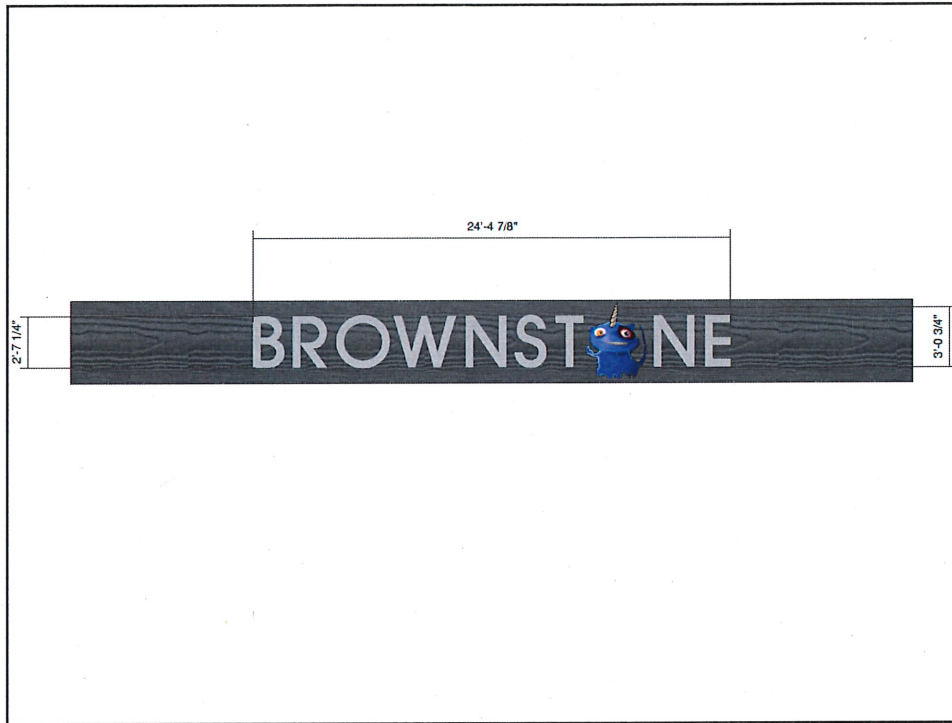
**18225 Sloane Avenue
Brownstone**



**18225 Sloane Avenue
Brownstone**







"BROWNSTONE" LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH); BRUSHED ALUMINUM FINISH
2	0.010 ALUMINUM FACE; BRUSHED ALUMINUM FINISH
3	LED UNITS (WHITE)

"MONSTER" LOGO - FRONT/BACK LIT	
1	0.040 ALUMINUM RETURNS (2" DEPTH); BRUSHED ALUMINUM FINISH
2	3/16" ACRYLIC FACE; APPLIED TRANSLUCENT PRINTED GRAPHIC
3	LED UNITS (WHITE)

IDENTICAL SPECS	
4	UL LISTED HOUSING; SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
5	UL HOUSING W/ 2 SLOAN 120 D1 DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
6	PRIMARY POWER CIRCUIT (PROVIDED; PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
7	CONDUIT; SECONDARY ELECTRICAL RUN
8	.125" CLEAR ACRYLIC BACK
9	MOUNTING HARDWARE; 1.5" STANDOFFS
10	WEEP HOLES WITH BAFFLE

BP LETTER SECTION/BACK LIT

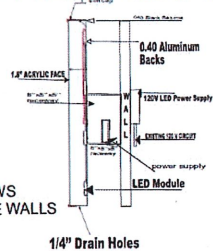
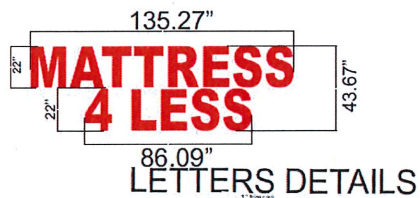
BP LOGO SECTION - FRONT LIT/BACK LIT



12400 Detroit Avenue
Mattress 4 Less



12400 Detroit Avenue
Mattress 4 Less



EACH SURFACE
HAS (4) # 8X 1/2" SCREWS
AT EACH SIDE OF SIDE WALLS

Manufacture And Install One Set Of Illuminated
Led Channel Letters Mounted
To Fabricated Aluminum Raceway
Power Supply To Be Mounted
Inside Raceway
Letter Face To Be red With " white Trim
Race Way To Be Painted To Match Building Color
Illumination Provided By Leds

BEFORE



AFTER



232.37"
19' - 6"

MATTRESS 4 LESS

LETTERS DETAILS




EACH SURFACE
HAS (4) # 8X 1/4" SCREWS
AT EACH SIDE OF SIDE WALLS

1/4" Drain Holes

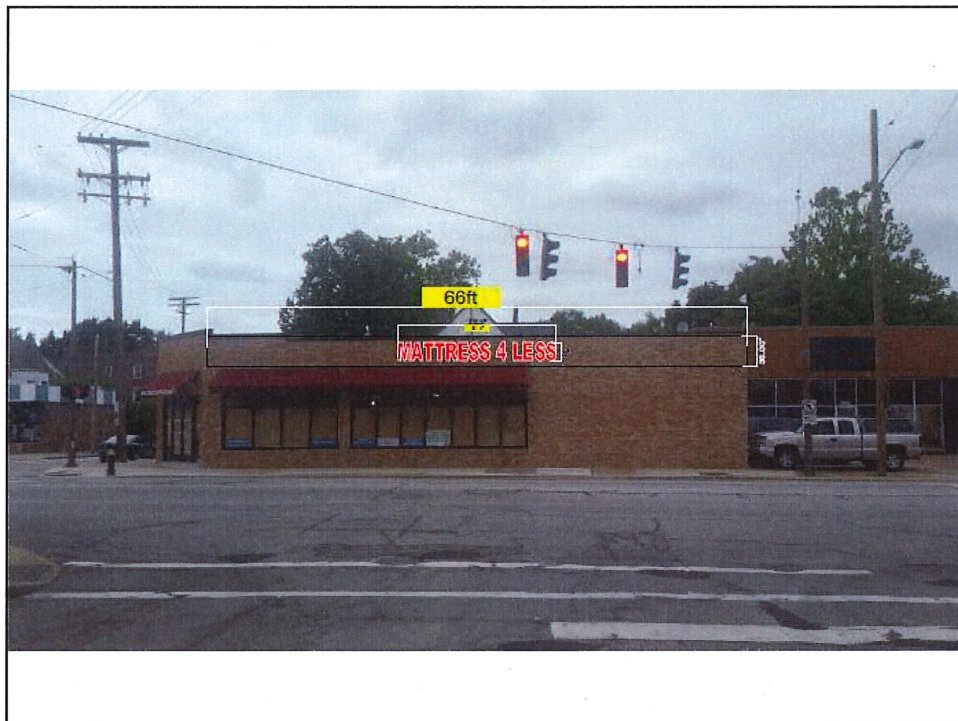
Manufacture And Install One Set Of Illuminated
Led Channel Letters Mounted
To Fabricated Aluminum Raceway
Power Supply To Be Mounted
Inside Raceway
Letter Face To Be red With "white Trim
Race Way To Be Painted To Match Building Color
Illumination Provided By Leds

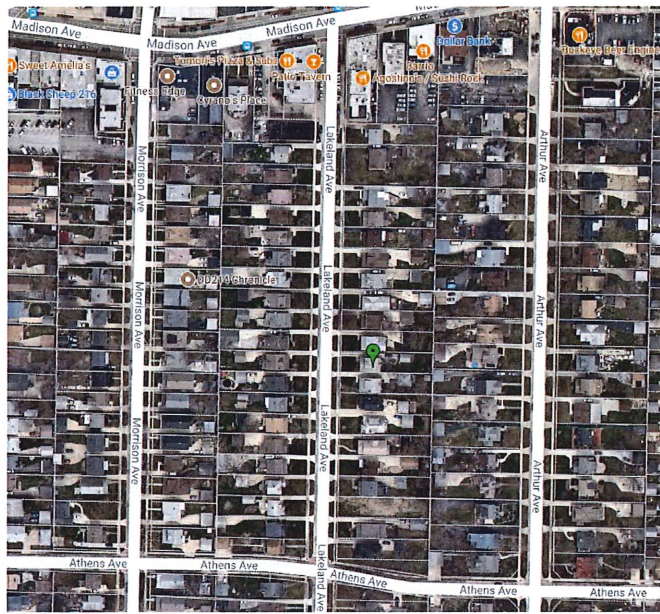
BEFORE



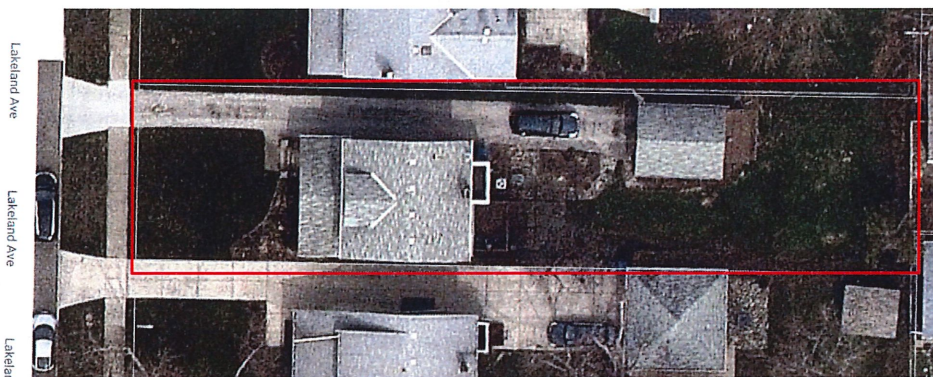
AFTER







2063 Lakeland Ave



2063 Lakeland Ave



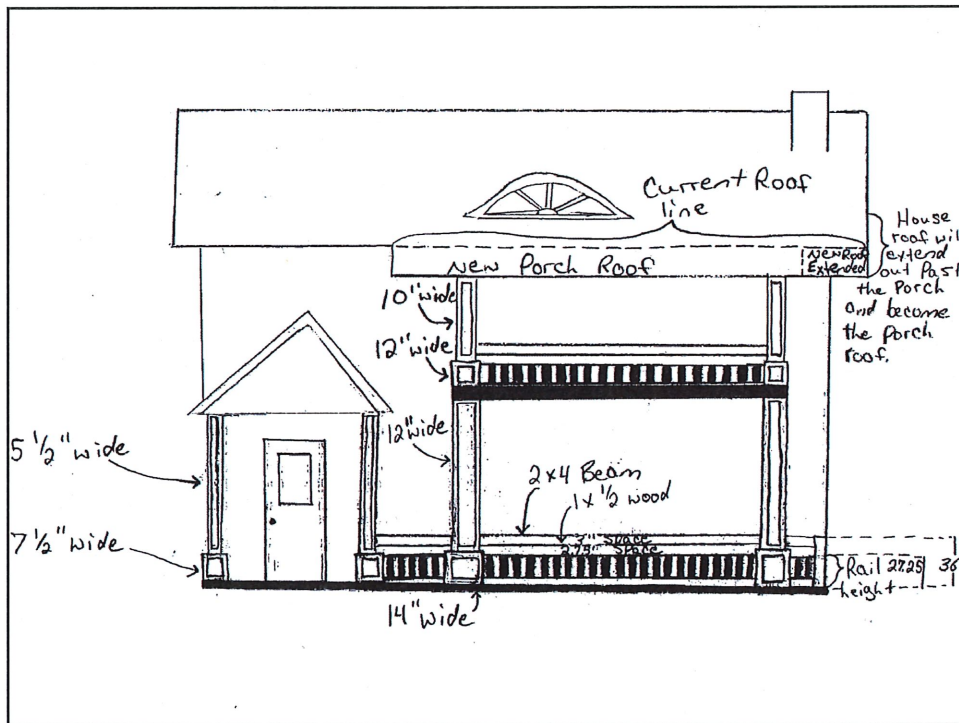
2063 Lakeland Ave

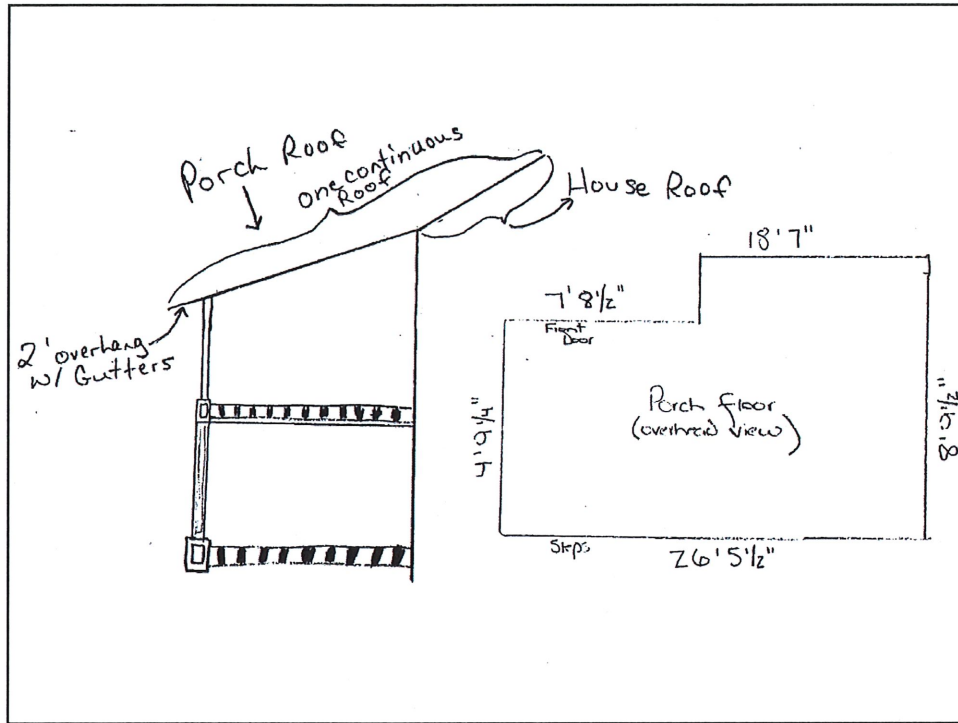


2208 Atkins Ave



2208 Atkins Ave



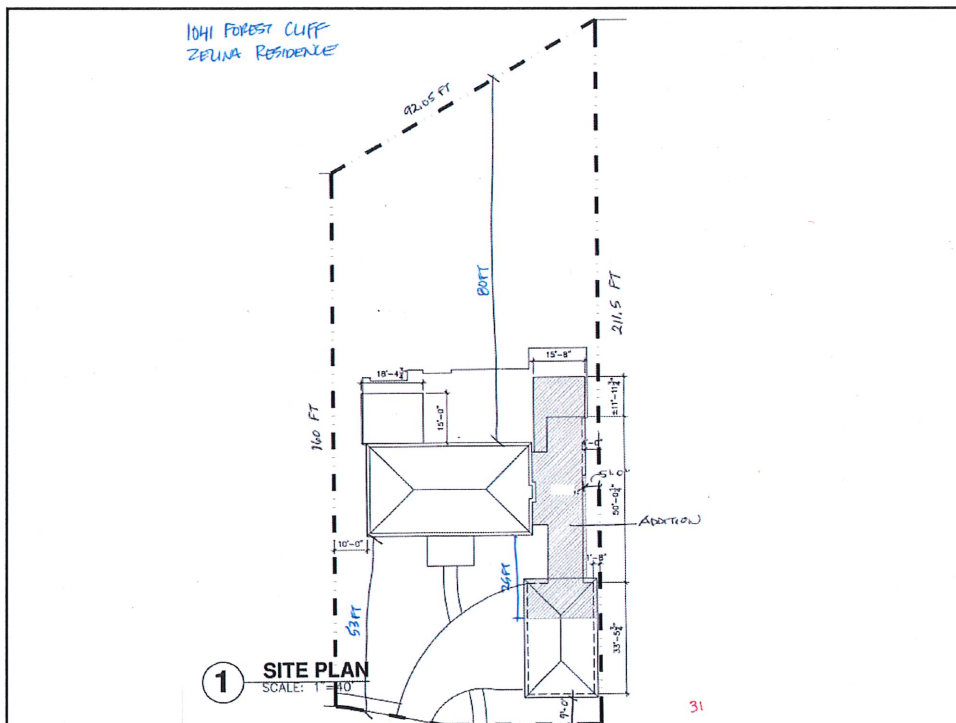


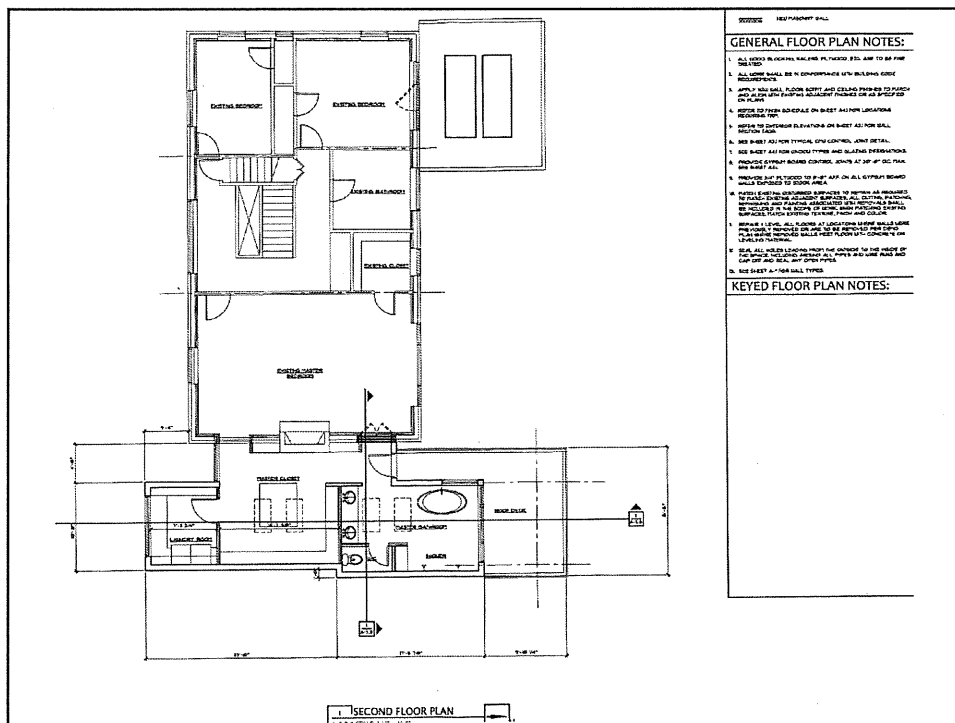
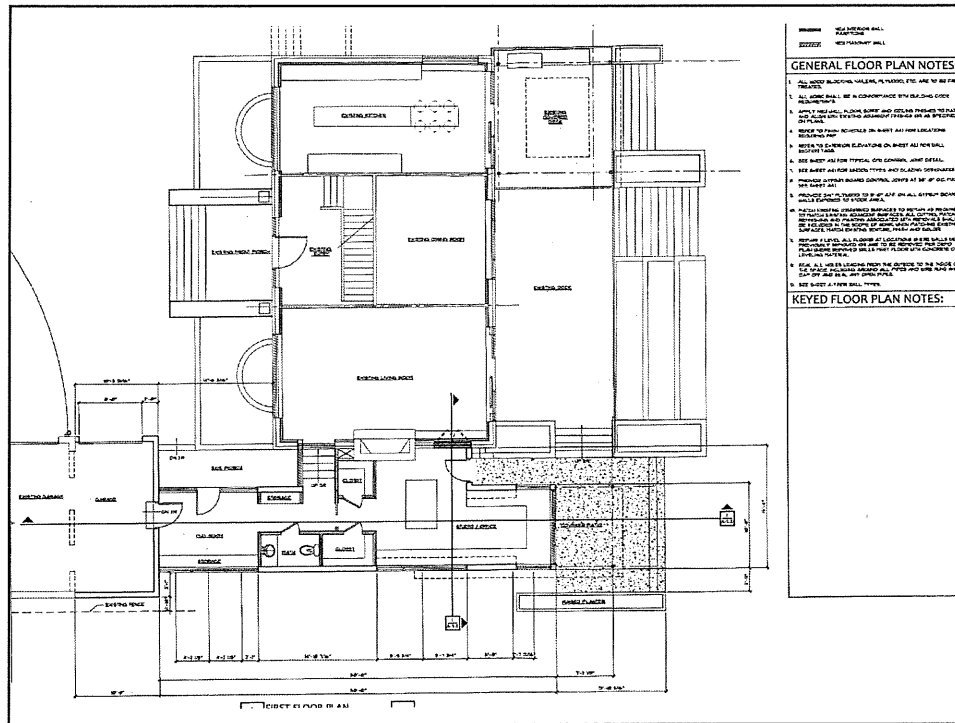


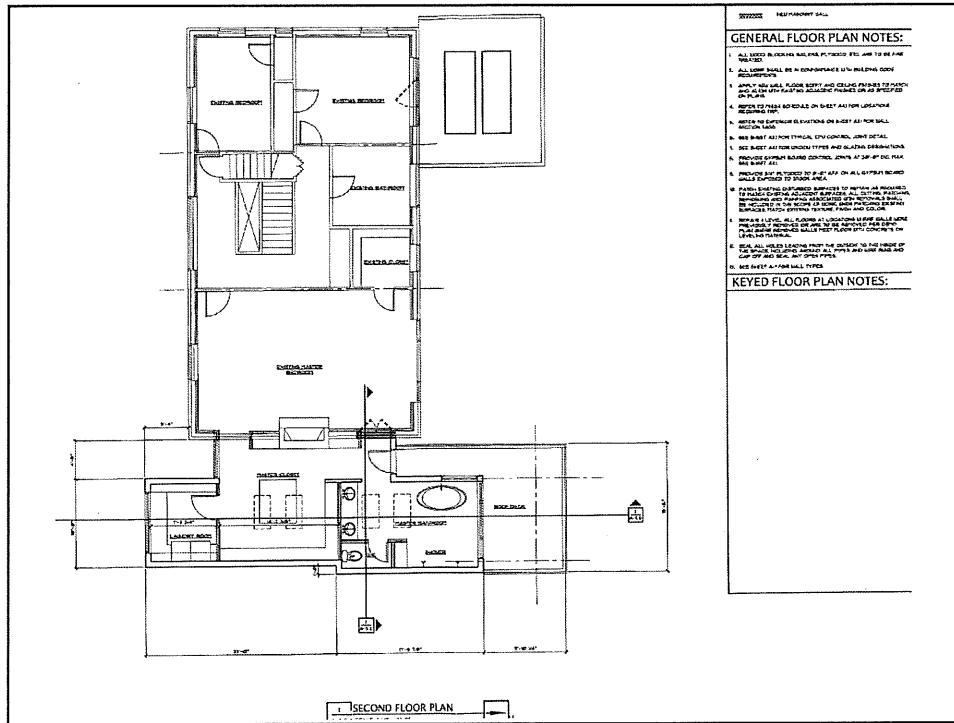


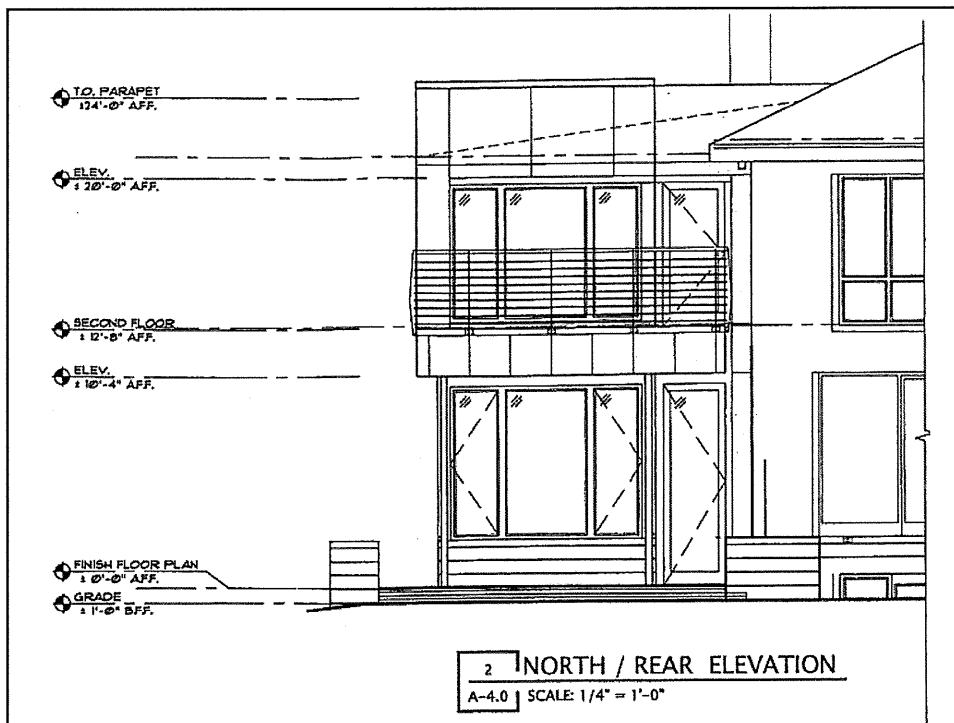
1041 Forest Cliff

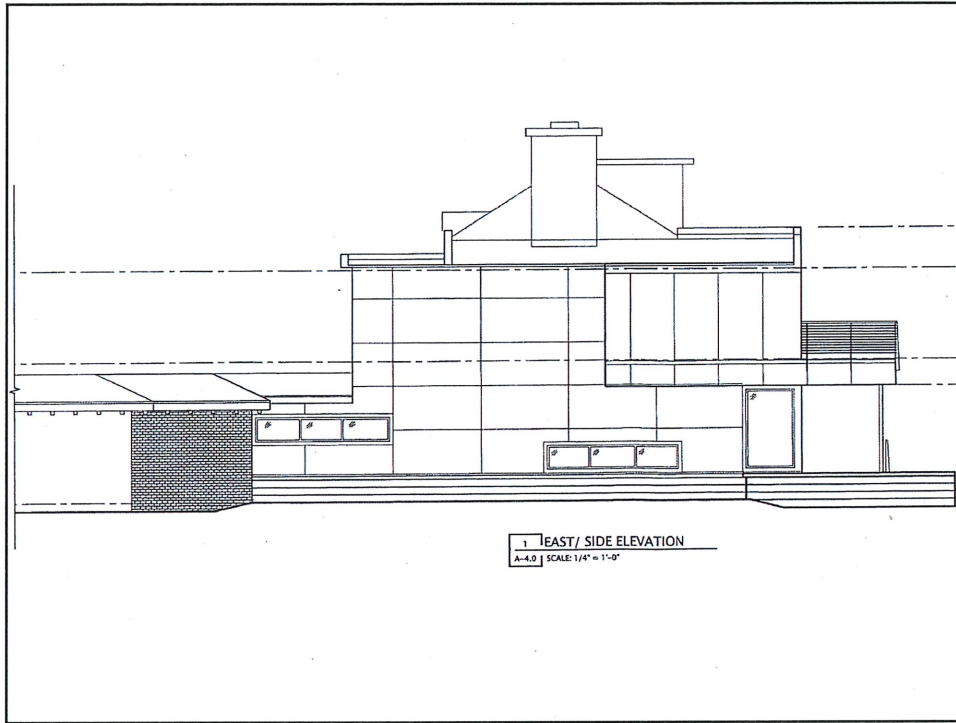




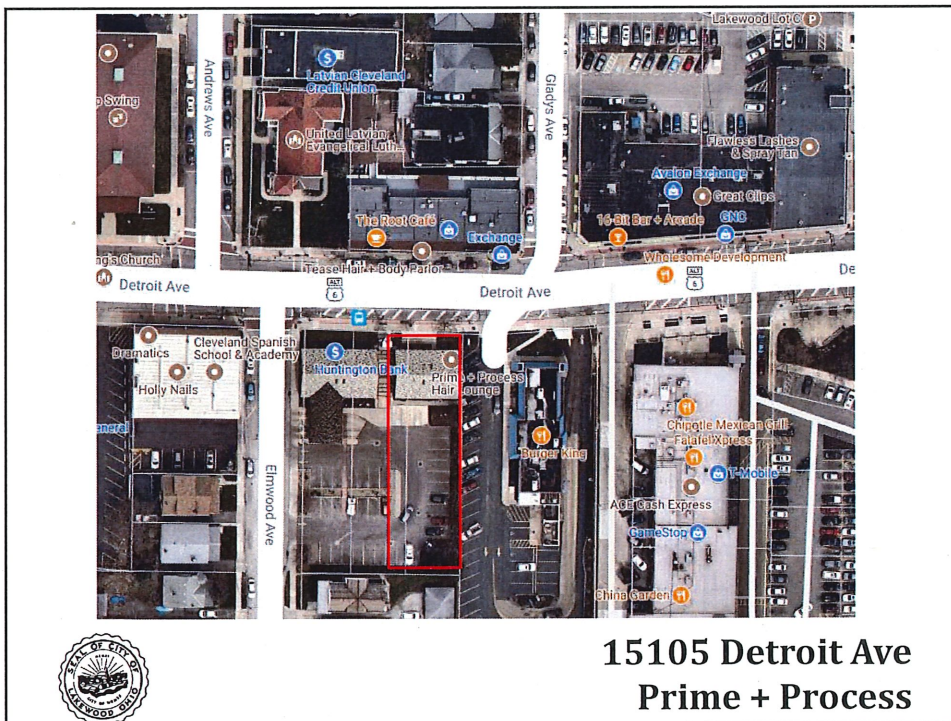
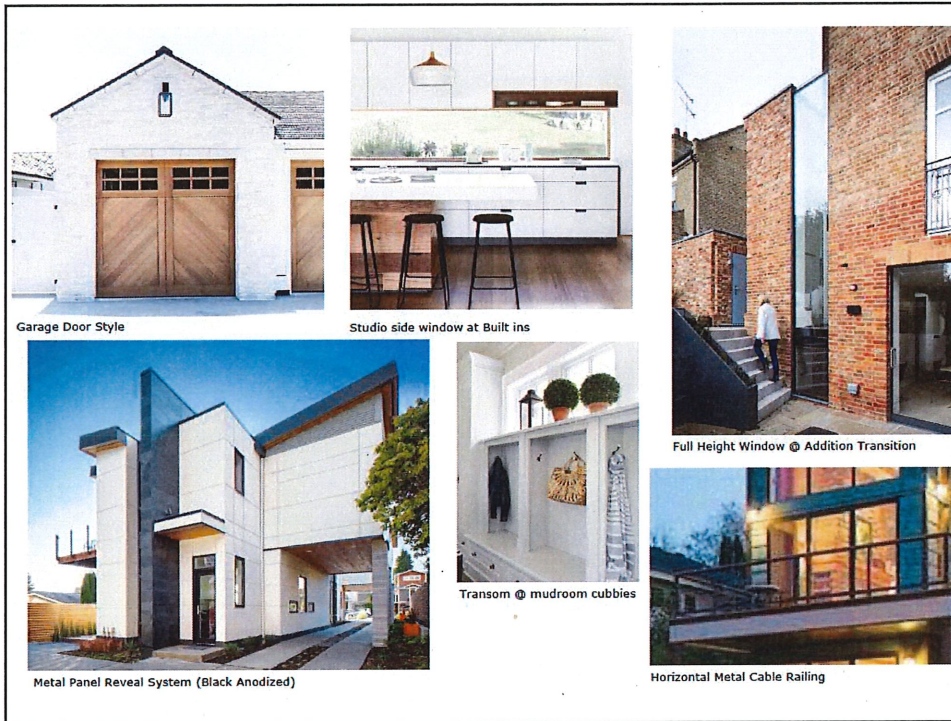






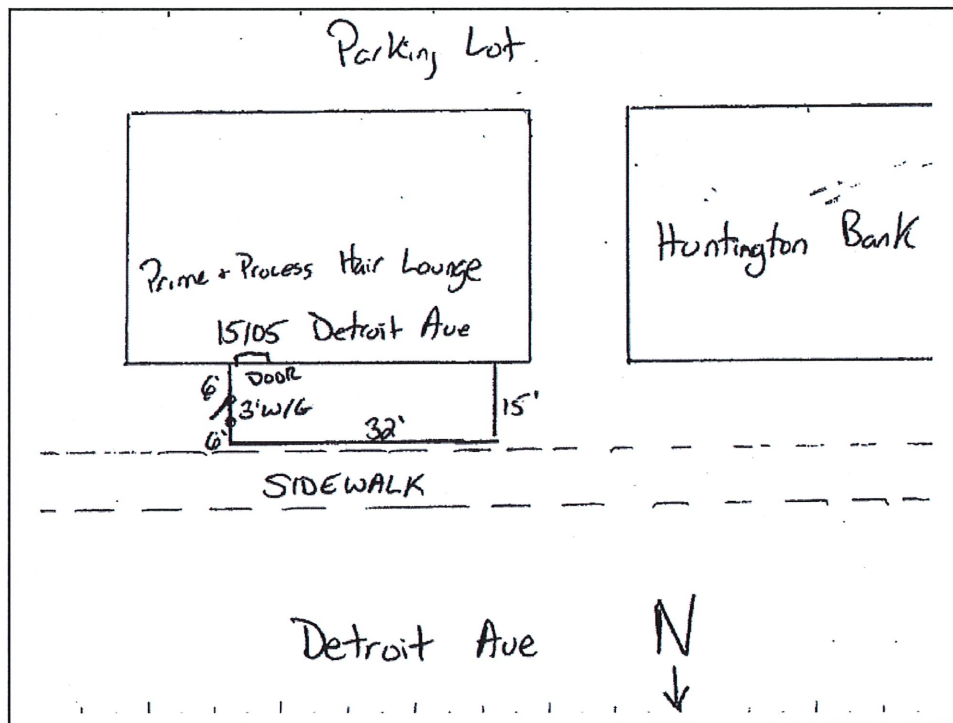


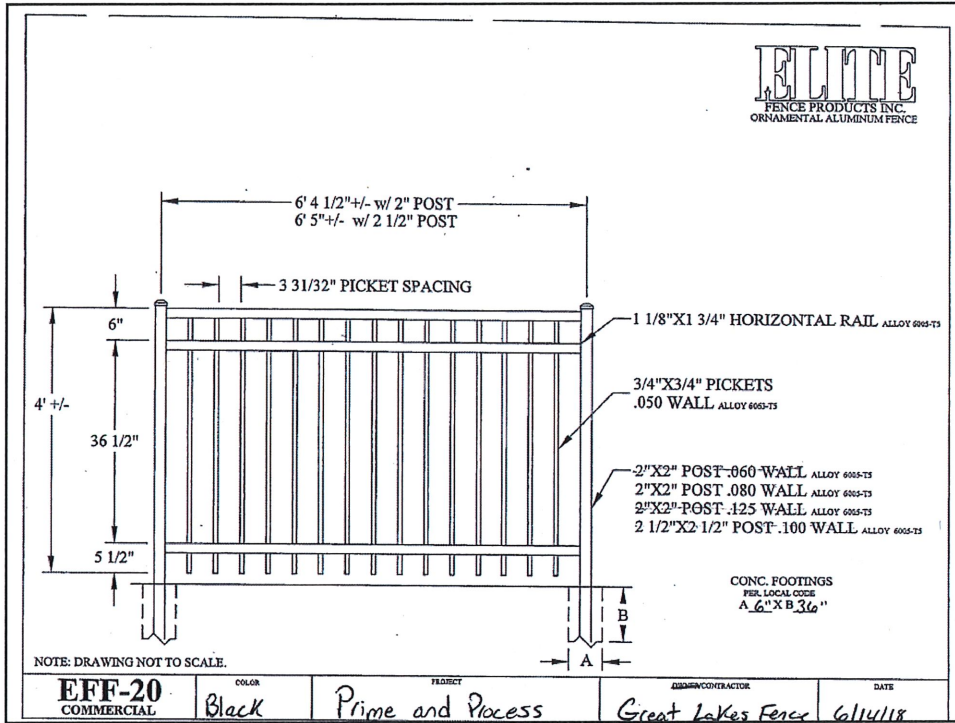
Exterior Front Elevation Photo from Historic Society





15105 Detroit Ave
Prime + Process



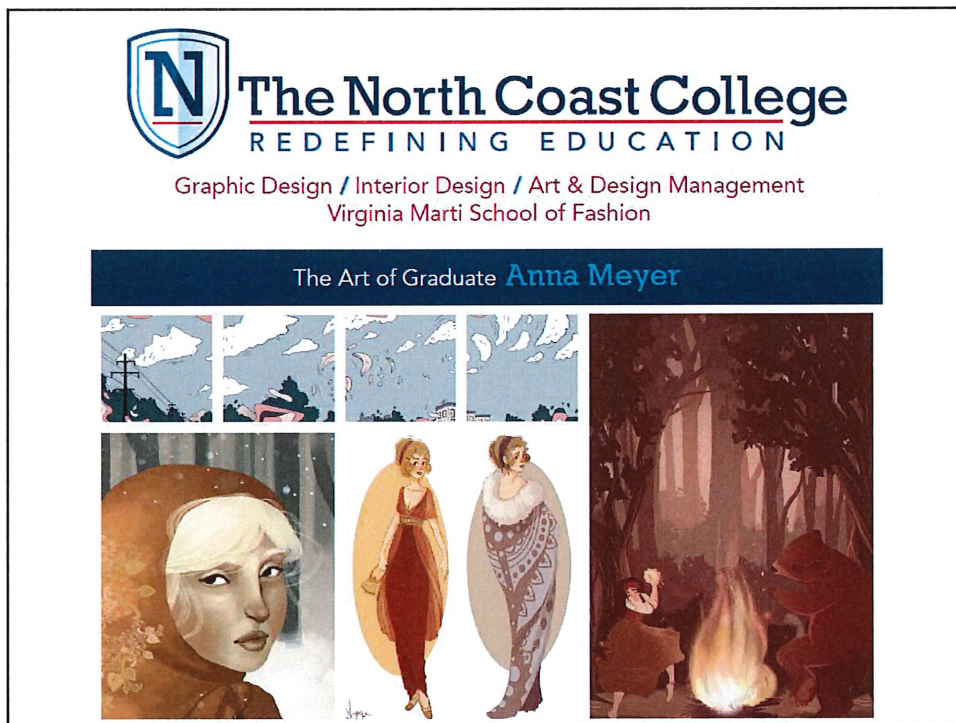
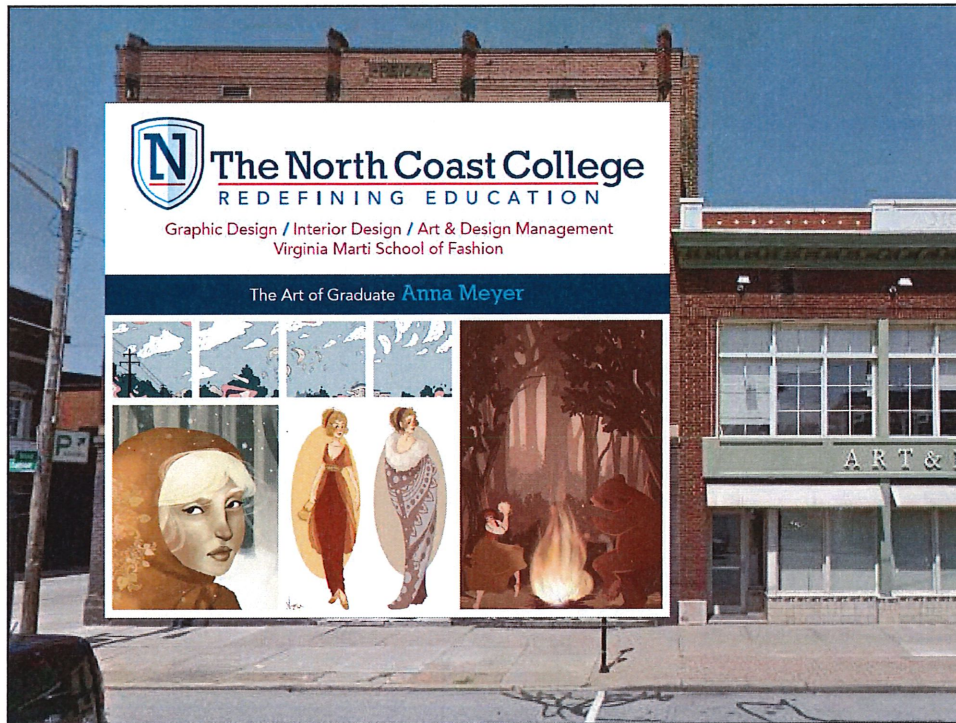






Building Wrap Examples



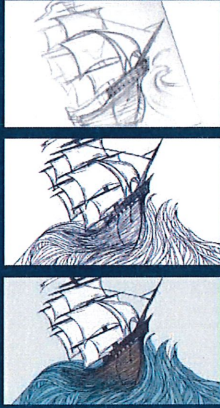






Graphic Design / Interior Design
/ Art & Design Management
Virginia Marti School of Fashion

The Art of Graduate
Jesse Jusek



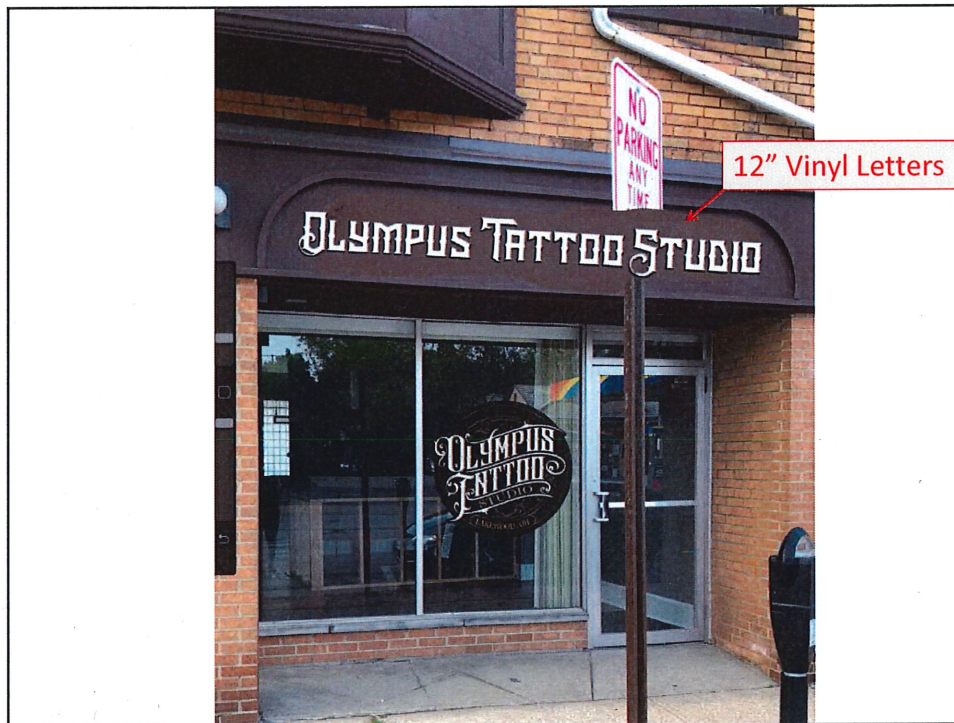
12518 Detroit Avenue
Olympus Tattoo Studio



**12518 Detroit Avenue
Olympus Tattoo Studio**

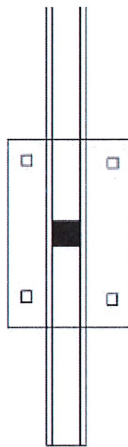


36" Diameter
Window
Vinyl





**16004 Detroit Avenue
Alliance Insurance Agency**

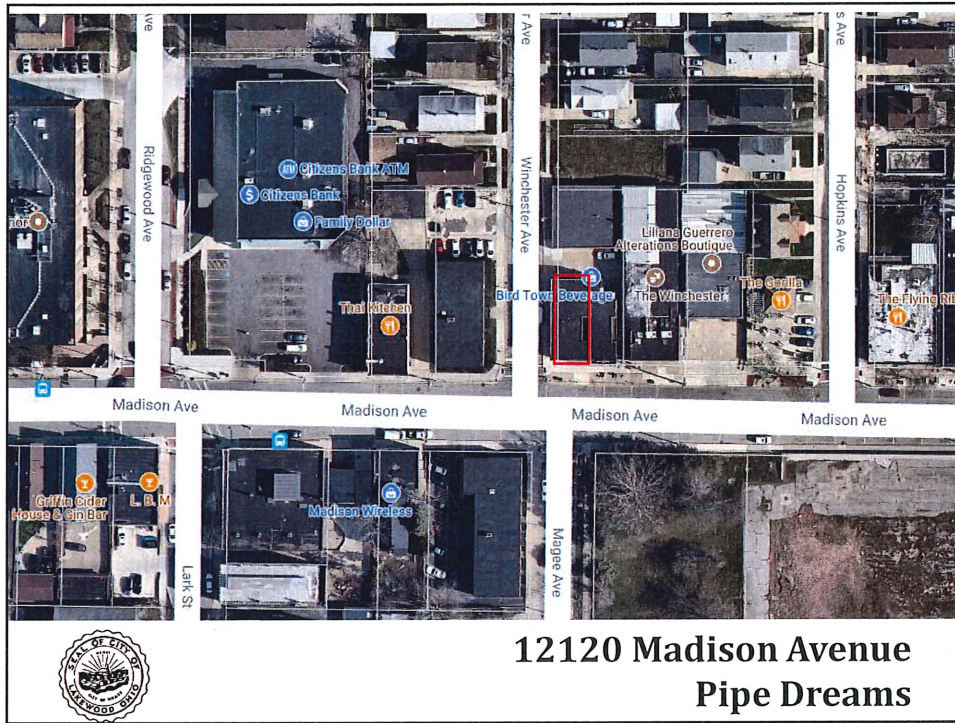


36" DIA
9 SQ.



Maxx metal face
3" LAG AND SLEEVE MOUNT





Location
of New Sign
to replace this
current sign.
Same size.



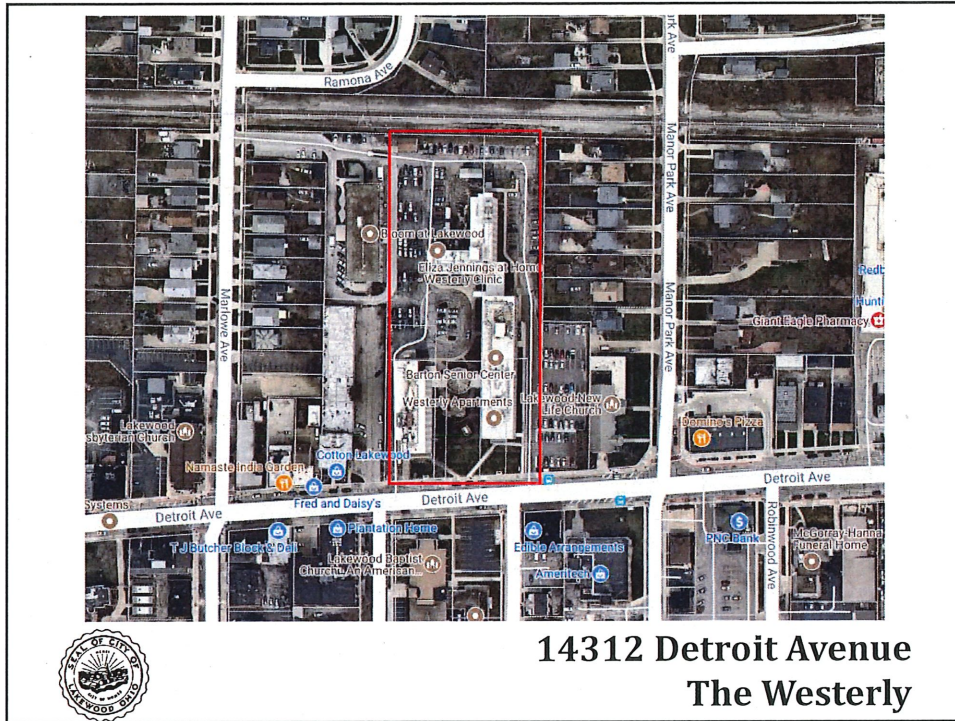
Sign on side of building
to be replaced with new
sign, same size.

Side



Front

Both signs 4mm thick Dibond

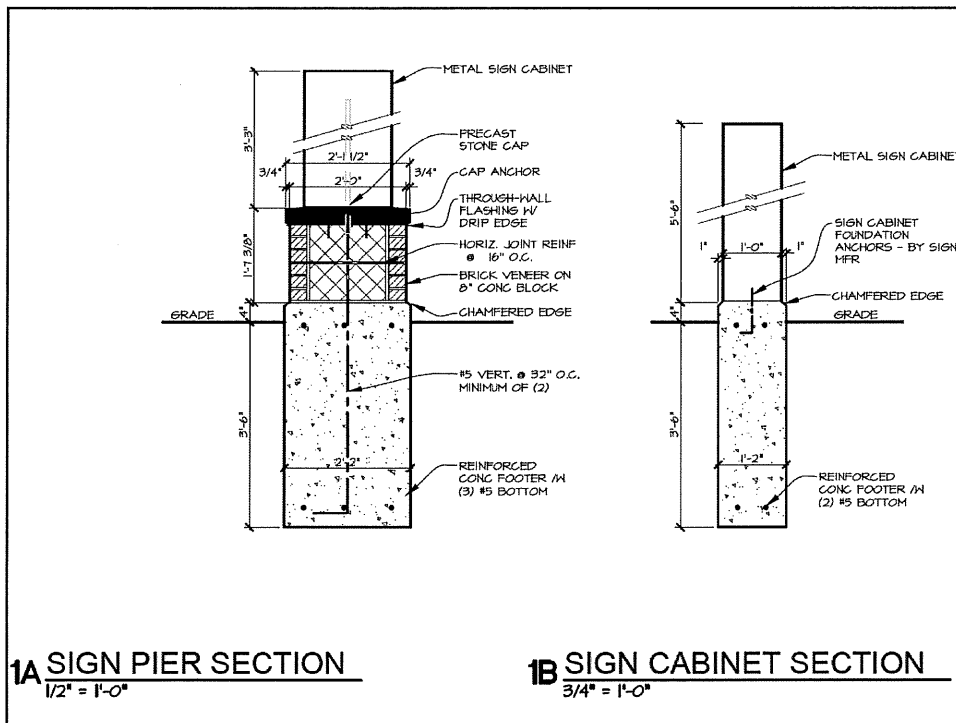
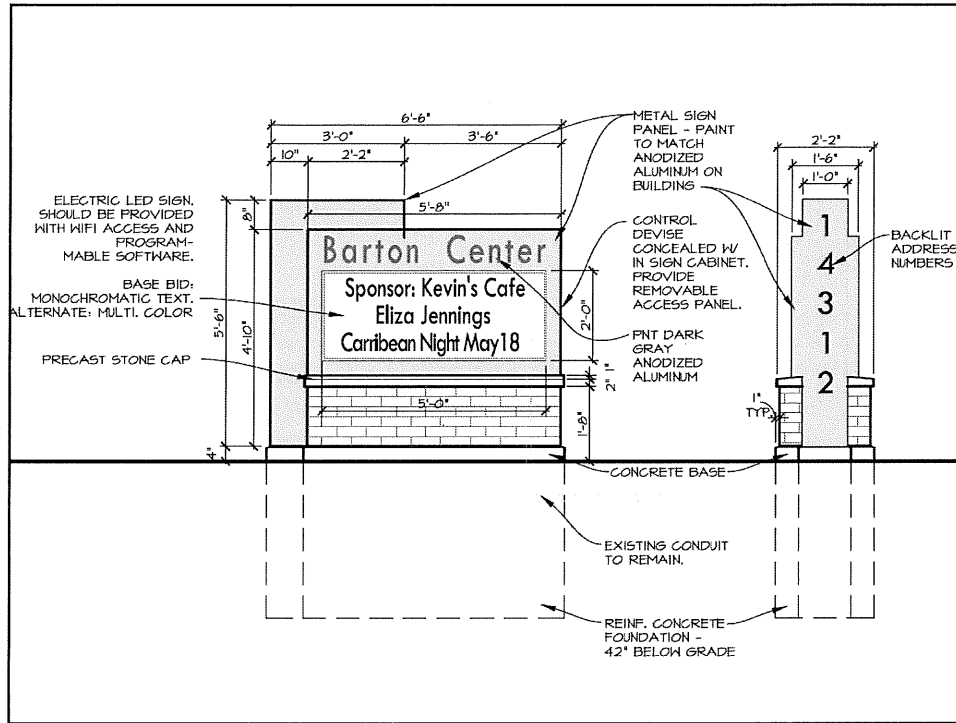




ORIGINAL GROUND SIGN - TO BE DEMOLISHED



DETROIT AVENUE - VIEW TO THE NORTHEAST

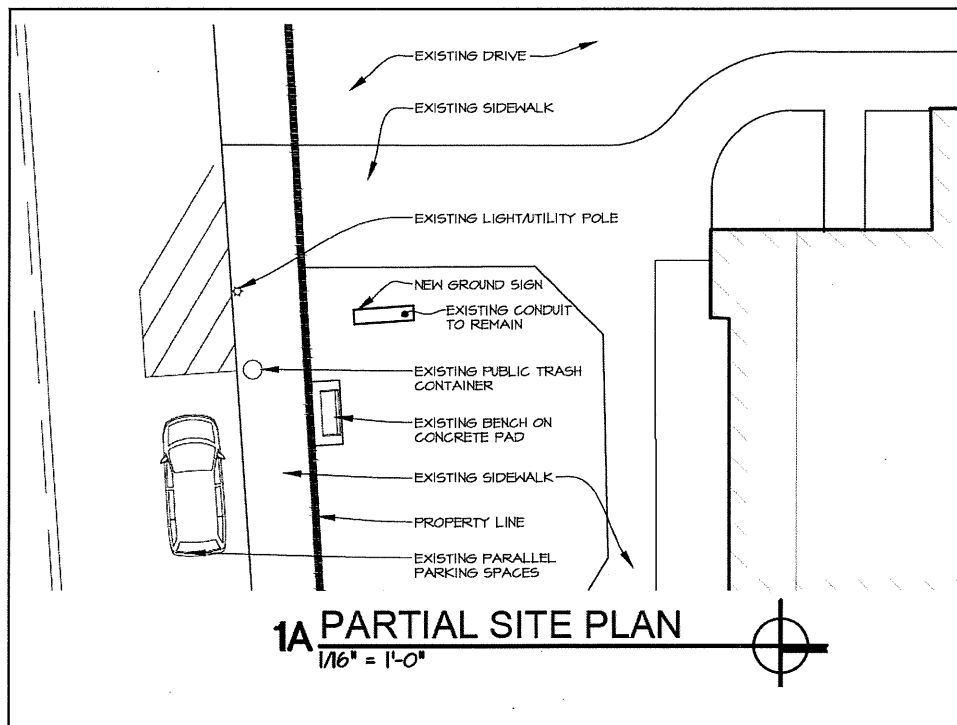
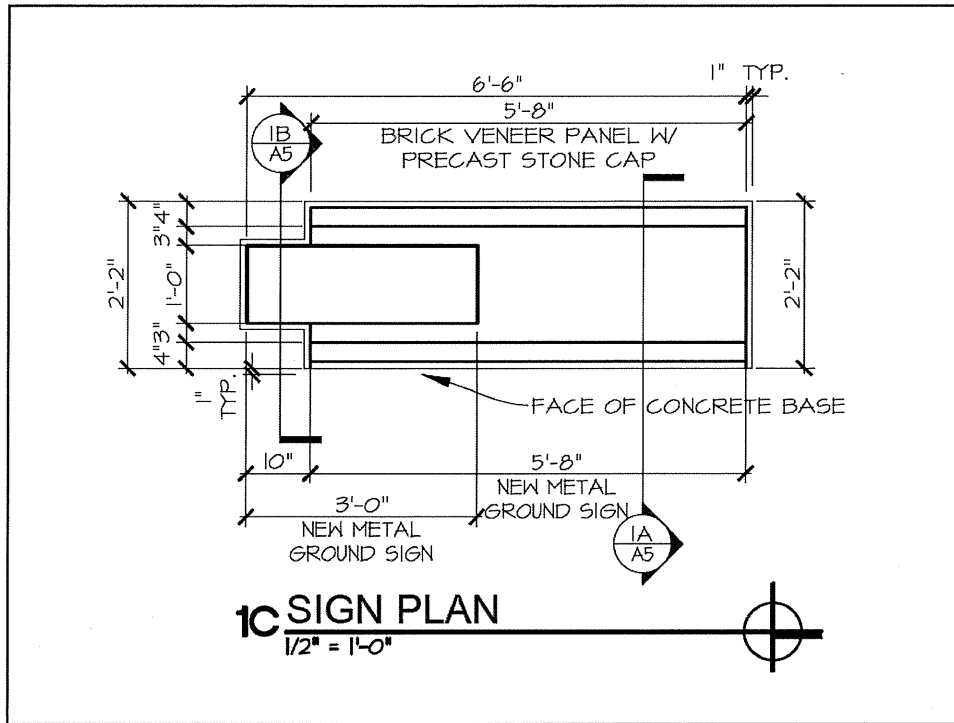




SIGN PERSPECTIVE
DETROIT AVENUE VIEW



Existing Westerly Sign



I shared the zoning language you sent me in the email below with Westerly administration Barton Senior Center Administrator and they have no issue with it. Here is some example signage language from the Owner that the Board can review:

Happy retirement Annette! Good luck.

May 2018 Sponsor: Allwell Buckeye Health

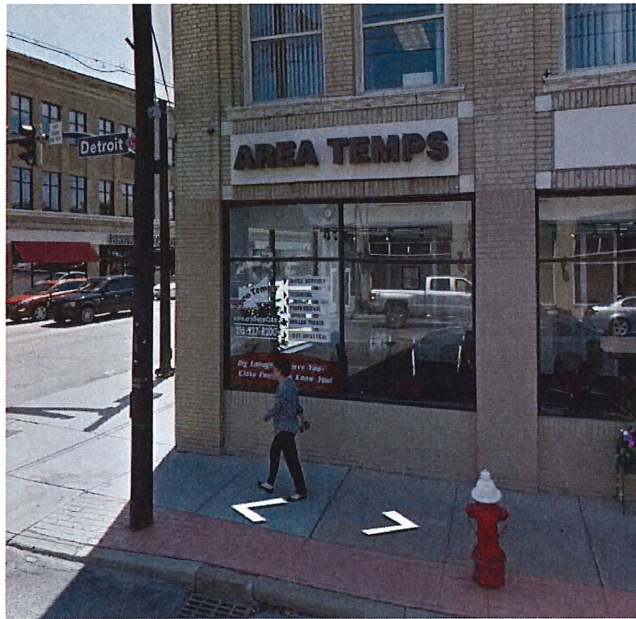
January 2016 Sponsor: Eliza Jennings at Home Clinic in the Westerly Apartments

May 2016 Sponsor: O'Neill Healthcare Lakewood

July 2016 Sponsor: Altheim Home Health Care

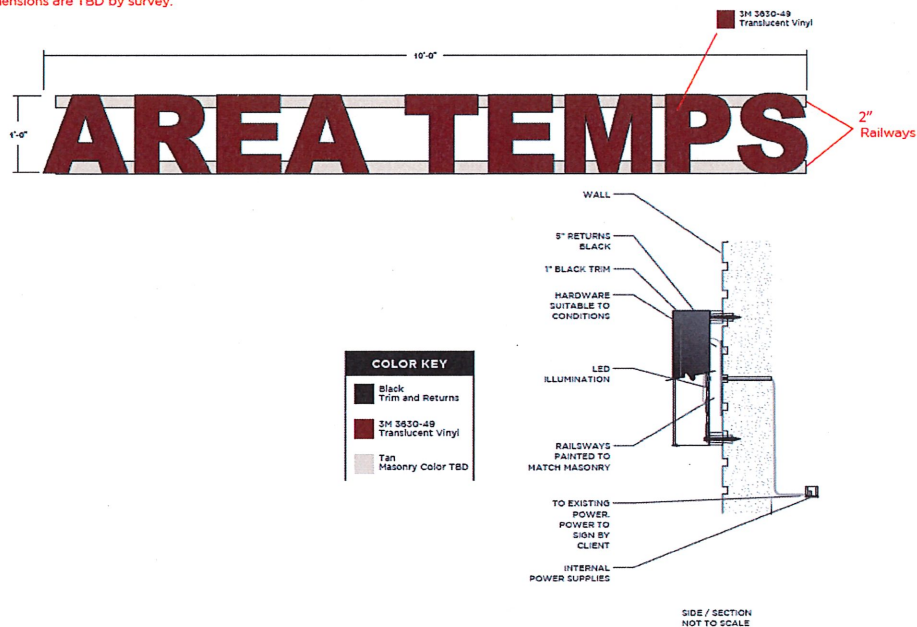
May 2017 Sponsor: Hospice of the Western Reserve





**14801 Detroit Avenue
Area Temps**

AREA TEMPS / LAKEWOOD CHANNEL LETTER WALL SIGNS (QTY 2)
Remove existing letters and cabinets and replace with new channel letters mounted to railways. Railway color is TBD. Connect to existing power. Power to sign by client.
**Dimensions are TBD by survey.*





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Gentner Wellness**



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Sign 24"h x 120" wide 1/8" thick maxx metal
with vinyl text
Text 8" and 12" high x 116" wide 20 sq.ft

